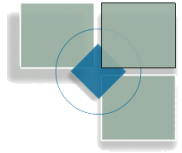




Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**



Planning Commission Hearing Date: January 04, 2022

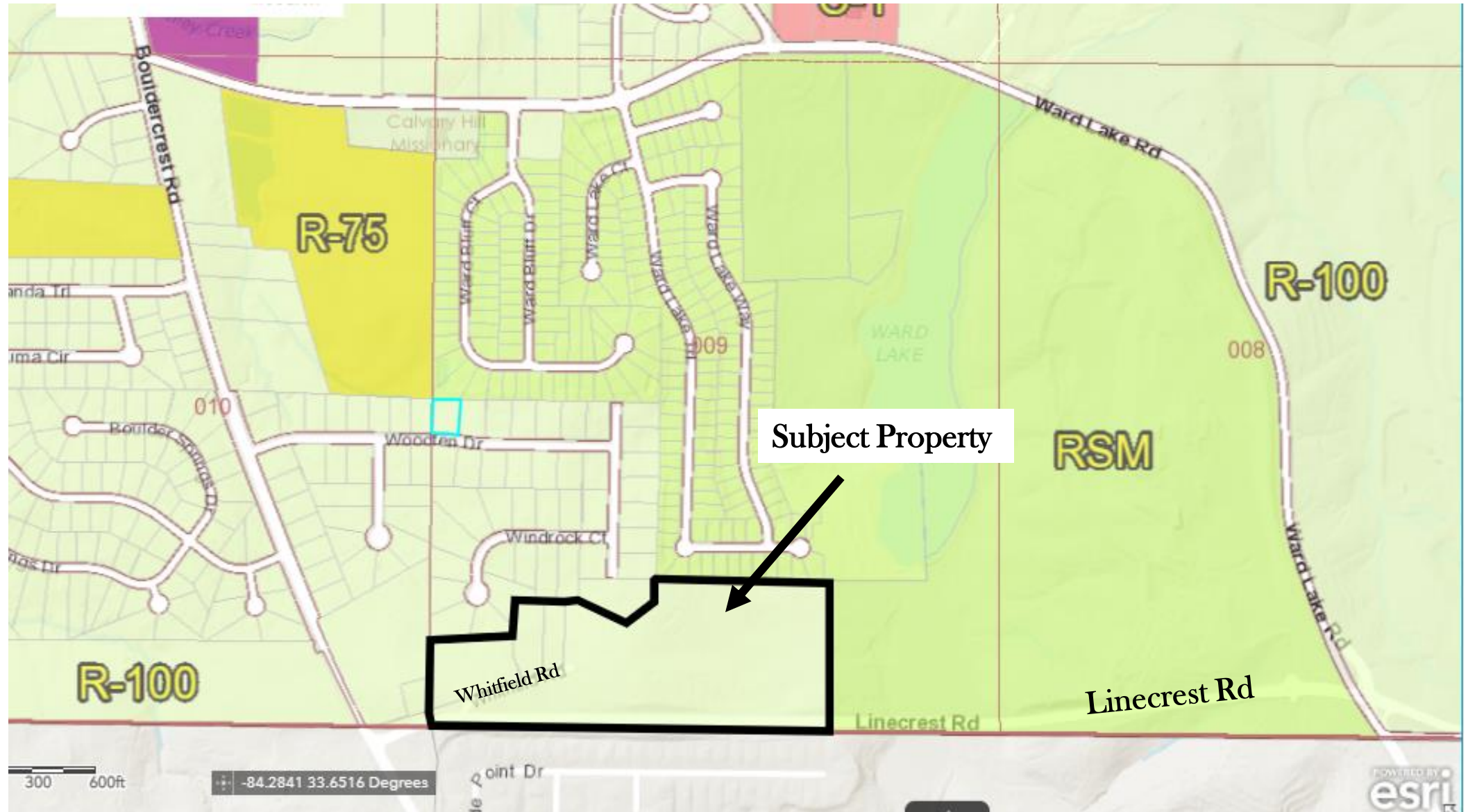
Board of Commissioners Hearing Date: January 27, 2022

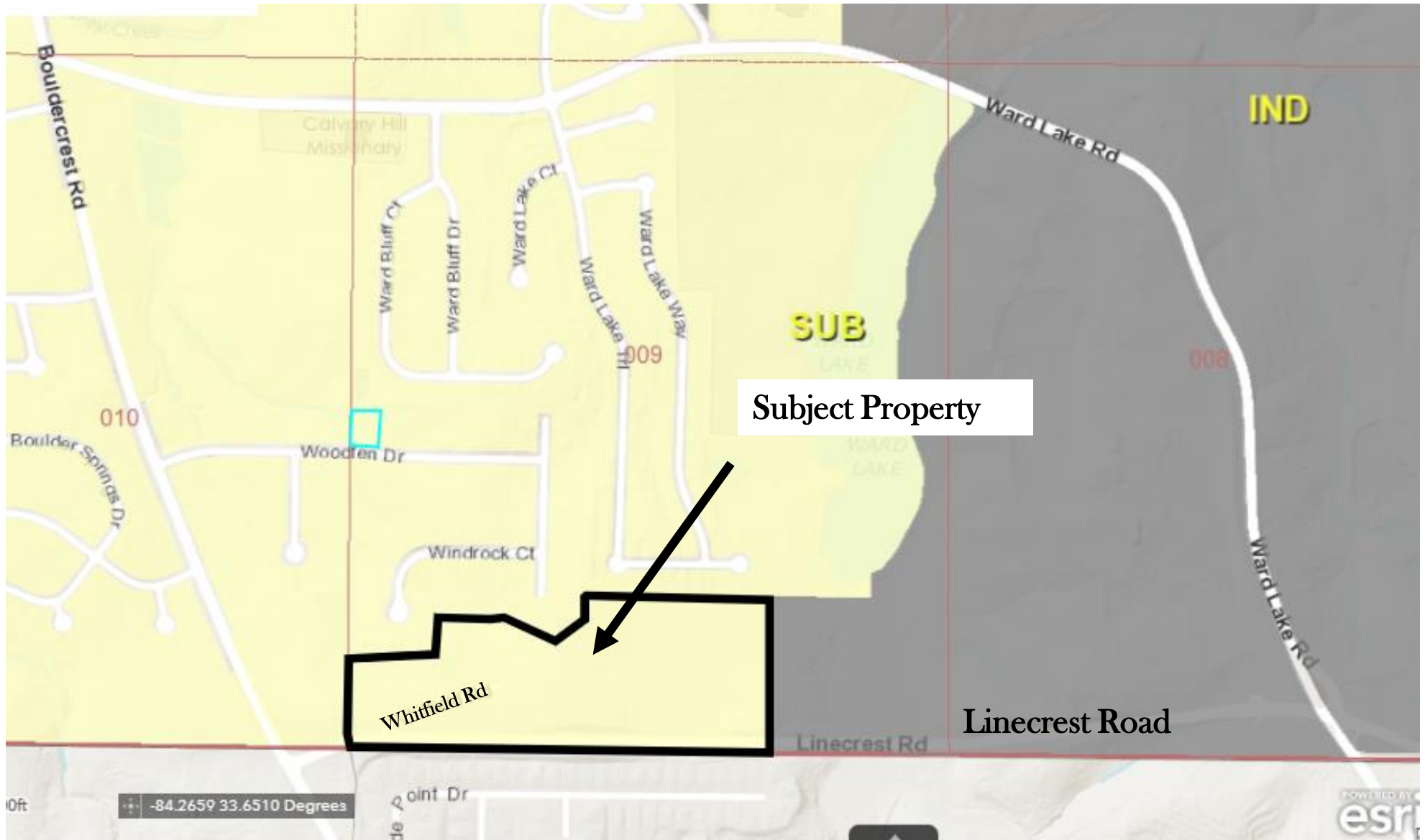
STAFF ANALYSIS

| | | | |
|-----------------------------------|--|---------------------------------------|--|
| Case No.: | Z-22-1245310 | Agenda #: | |
| Location/ Address: | The north side of Linecrest Road and the north and south sides of Whitfield Road, approximately 225 feet east of Bouldercrest Road at 2717, 2698, 2688, and 2670 Whitfield Road in Ellenwood, Georgia. | Commission District: 3 District: 6 | Super |
| Parcel ID: | 15-009-01-001,15-009-01-002,15-009-01-006,15-009-01-008 | | |
| Request: | To rezone from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to allow the construction of single-family detached homes. | | |
| Property Owner: | SIL SF LLC & Ashbrooke Home Builders, Inc. | | |
| Applicant/Agent: | Rockhaven Homes LLC c/o Battle Law | | |
| Acreage: | 22.5 | | |
| Existing Land Use: | Single-family home and vacant land | | |
| Surrounding Properties: | To be investigated | | |
| Adjacent Zoning: | North: RSM & R-100 South: NA-Clayton County East: RSM West: R-100 | | |
| Comprehensive Plan: | SUB (Suburban) | Consistent | <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> |
| Proposed Density: | 3.5 units per acre | Existing Density: | NA |
| Proposed Units/Square Ft.: | 79 single-family detached lots | Existing Units/Square Feet: | Vacant |
| Proposed Lot Coverage: | NA | Existing Lot Coverage: | NA |

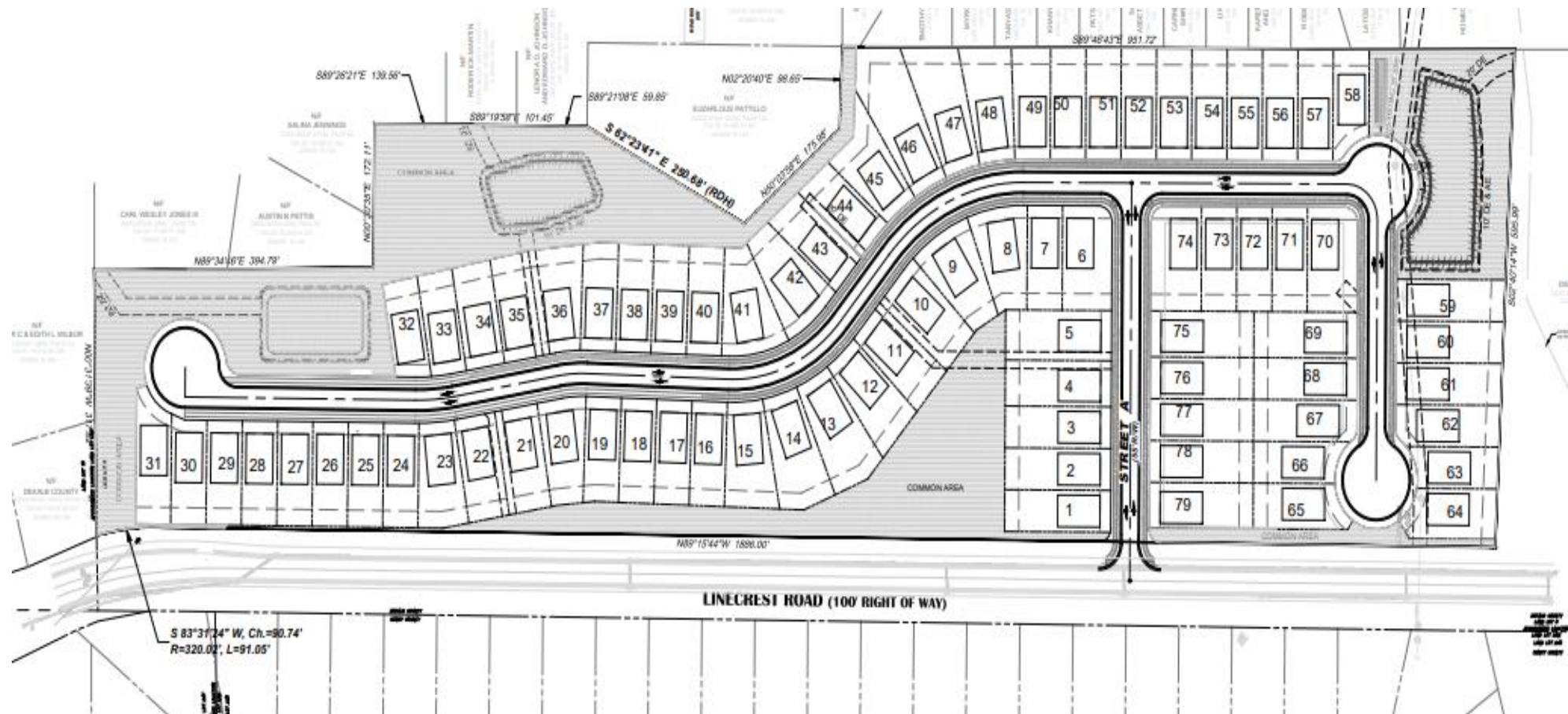
Z 22 1245310

ZONING MAP











**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: Rockhaven Homes, LLC c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlslawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Building J, Suite 100, Tucker, Georgia 30084

Applicant Daytime Phone: 404-601-7616 Fax: _____

Owner Name: See Attached List of Owners
If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 2717, 2698, 2688, 2670 Whitfield Road, Ellenwood, Georgia 30294

Parcel ID#: 15 009 01 001, 15 009 01 008, 15 009 01 006, 15 009 01 002

Acreage: 22.5 Commission District: District 3, Super District 6

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____